WEST VALLEY CITY
City Council Regular Meeting Minutes
June 23, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC REGULAR SESSION ON TUESDAY, JUNE 23, 2026 AT 6:30 P.M. AT WEST VALLEY CITY HALL, COUNCIL CHAMBERS, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH.

THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Scott Harmon, Councilmember District 2
Cindy Wood, Councilmember District 4 *(electronically)*

ABSENT:

Lars Nordfelt, Councilmember At-Large
William Whetstone, Councilmember District 3

STAFF PRESENT:

Ifo Pili, City Manager
Tera Smith, Deputy City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director *(electronically)*
Paula Melgar, HR Director *(electronically)*
Tumi Young, Chief Code Enforcement Officer
Travis Crosby, IT
Travis Aiono, Marketing Manager

OPENING CEREMONY- MAYOR LANG
Mayor Lang asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

APPROVAL OF MINUTES OF REGULAR MEETING HELD JUNE 9, 2026
The Council considered the Minutes of the Regular Meeting held June 9, 2026. There were no changes, corrections or deletions.

Councilmember Don Christensen moved to approve the Minutes of the Regular Meeting held June 9, 2026. Councilmember Tom Huynh seconded the motion.

A voice vote was taken, and all members voted in favor of the motion.

AWARDS, CEREMONIES, AND PROCLAMATIONS

A. **RECOGNITION OF GRADUATED YOUTH CITY COUNCIL MEMBERS**

Travis Aiono, Public Relations, introduced the Youth City Council members and reported that active membership had grown from five members to 40 over the past year. He noted that 14 graduating seniors were members this year. Members represent Hunter, Granger, APA, Cyprus, and West High Schools.

Mr. Aiono stated that the Youth City Council focused heavily on civic engagement among their peers during the year. The council organized and hosted several youth social clubs at City Hall, attracting an average of 300–400 students per event. Members also participated in the Day of the Legislator at the State Capitol in January and volunteered at every WVC Is Me event.

All members in attendance had previously received certificates recognizing their service. Those present shook hands with officials seated on the dais and posed for a photograph with the Mayor and City Council.

PUBLIC COMMENT PERIOD
Joel Poppleton with the Salt Lake County Library spoke regarding the library's Summer Reading Program. The free program is open to participants of all ages and encourages reading, creating, learning, playing, and connecting. Participants who complete the program can earn a free book, an entry into prize drawings, and a coupon sheet for local attractions. A second-round participation option is also available.

Jim Vesock spoke regarding the focus of a 40-year plan. He noted that, over the last few months, six homes in his neighborhood have required sewer and water line replacements due to damage caused by trees planted in front yards. Mr. Vesock stated that the City requires a tree to be planted in the front yard and suggested that a standard be established requiring trees to be planted a sufficient distance from utility lines to help prevent future infrastructure issues. Mr. Vesock also reported that he spoke with vendors at WestFest on Saturday. According to the vendors, they were dissatisfied that they were not permitted to open until 1:00 p.m., despite hundreds of people being present following the parade and suggesting that vendors should have been allowed to open as early as 10:00 a.m. He also relayed concerns regarding the number of informational booths compared to retail vendor booths.

Grace Gallagher expressed her gratitude for the installation of speed bumps on Deno Drive, noting that they have improved safety on the road.

Upon inquiry by Mayor Lang, there were no further speakers for the public comment period; therefore, the public comment period was closed.

Council had no further comments.

PUBLIC HEARINGS

A. **ACCEPT PUBLIC INPUT REGARDING TOTAL COMPENSATION INCREASE OF MUNICIPAL EXECUTIVE OFFICERS FOR FISCAL YEAR 2026-2027**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Total Compensation Increase of Municipal Executive Officers for Fiscal Year 2026-2027.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION GPZ-2-2026, FILED BY VAN TRUST REAL ESTATE, REQUESTING A GENERAL PLAN CHANGE FROM LARGE LOT RESIDENTIAL (2-3 UNITS/ACRE) TO LIGHT MANUFACTURING AND A ZONE CHANGE FROM A (AGRICULTURAL, MINIMUM LOT SIZE 1/2 ACRE) AND A-1 (AGRICULTURAL, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING) AND C-3 (TRANSITIONAL COMMERCIAL) FOR PROPERTY LOCATED AT 6290 WEST PARKWAY BLVD.**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Application GPZ-2-2026, Filed by Van Trust Real Estate, Requesting a General Plan Change from Large Lot Residential (2-3 units/acre) to Light Manufacturing and a Zone Change from A (Agricultural, Minimum Lot Size 1/2 Acre) and A-1 (Agricultural, Minimum Lot Size 1 Acre) to M (Manufacturing) and C-3 (Transitional Commercial) for Property Located at 6290 West Parkway Blvd.

Written documentation previously provided to the City Council included information as follows:

> A General Plan change from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and a zone change from A (Agricultural, minimum lot size ½ acre) and A-1 (Agricultural, minimum lot size 1 acre) to M (Manufacturing) and C-3 (Transitional Commercial).
>
> The applicant is proposing an industrial project with several buildings that total 721,161 square feet in area. The larger buildings to the north would be within the M zone and not have access to Parkway Blvd. The smaller flex buildings to the south would be within the C-3 zone, which is more restrictive than the M zone, and have access to Parkway Blvd.
>
> At some point, a transition between residential and industrial is unavoidable on this property. If the subject property were to develop as residential, the transition will happen along the north and east sides adjacent to existing or developing industrial property. If the subject property develops as industrial as proposed, the transition will happen along Parkway Blvd. and 6400 West.

Mayor Lang opened the Public Hearing.

Chris McClusky, speaking on behalf of the zoning applicant, addressed concerns raised during the work session regarding the proposed rezoning. He explained that West Valley is well-suited for larger-lot development in general but emphasized that the subject site presents significant challenges for single-family large-lot residential use. These include difficult soil conditions, high water tables, and resulting construction limitations, such as restrictions on basements and other typical residential improvements. These factors substantially increase development costs and reduce feasibility. He noted that Ivory Homes (through CEO Chris Gamvroulas, who was unable to attend) previously owned and sold the adjacent property to the east, where development has already begun, including Phase 1 construction and additional industrial buildings planned in the surrounding northeast quadrant. The area to the east and north is largely industrial in nature. McClusky also raised

concerns about the marketability of large-lot residential homes immediately adjacent to existing and planned industrial uses, particularly across Beagley Road. He explained that the proposal seeks to transition land use more gradually between industrial areas and residential neighborhoods. The requested C-3 zoning was described as a better "buffer" zone, intended to support retail and pedestrian-oriented development with smaller building frontages and local/regional commercial uses. This zoning would help create a more compatible transition from industrial uses on one side of Parkway Boulevard to residential uses on the other.
He further emphasized that placing single-family homes directly along Parkway Boulevard would create additional buffering challenges between industrial and residential uses. The C-3 designation was presented as a more appropriate transitional solution. McClusky concluded by thanking the council for their consideration of the request.

With no one else requesting to comment, Mayor Lang closed the Public Hearing.

Councilmember Scott Harmon noted that there had been recent discussion regarding an adjacent parcel for a neighboring property owner who requested rezoning from residential to manufacturing to the east of the area in question. He stated that the northeast section had already been rezoned. He expressed that there should be a defined boundary between uses, referencing that Beagley Road had previously served as the dividing line between warehouse and residential areas. He noted that this boundary had already been adjusted with the rezoning of the northeast parcel. However, he stated that he was not comfortable with the current proposal along Parkway Boulevard. He indicated that he would consider the area north of the school to be an appropriate boundary if further rezoning were to occur. Councilmember Harmon then made a motion to deny the request.

Councilmember Huynh raised several questions prior to a motion and invited Steve Pastorik to the podium for clarification. Councilmember Huynh noted that the west side of the property lies at 6400 West, and that areas west of 6400 West consist primarily of wetlands. Steve Pastorik confirmed this, stating that most of the land in that area is city-owned, with the exception of the northwest corner of 6400 West and Parkway, which is privately owned. He added that the area further north consists of wetlands. Councilmember Huynh asked whether residential development (housing) was planned for the site. Mr. Pastorik responded that no housing is planned; the area is intended to remain for stormwater management and recreational uses, including trails. Councilmember Huynh also asked about development on the east side of the property, specifically northeast of the site. Mr.

Pastorik explained that directly east, near the Vantrust property, industrial development is planned. Further south, the land is owned by Magna Water and contains wells, which are expected to remain open space. It was also noted that near Mountain View there is a charter school, and west of that is privately owned residential property. Councilmember Huynh concluded that the west side of 6400 West would be the most appropriate boundary, as it consists of wetlands owned by the city and is not suitable for housing. He further stated that the east side includes existing school and industrial uses, making residential development inconsistent with surrounding land uses and unsuitable for that area.

Mayor Lang agreed with Councilmember Harmon's suggestion to use a boundary line running east of the property and along Magna Water to the south to divide the land roughly in half. She supported the idea of separating uses so that industrial/manufacturing land is on one side and residential development on the other. She noted that living near manufacturing can work well because industrial activity typically overlaps with work hours, while homes benefit from quieter conditions during non-working hours. She also expressed support for developing large-lot residential housing in the area. Additionally, she referenced Parkway, originally planned for residential development on both sides extending toward Beagley. However, since the area near Beagley has developed over time, she believes splitting the property midway—placing industrial uses on one side and residential on the other—is now the most reasonable approach, and she reiterated her agreement with Councilmember Harmon.

Councilmember Harmon also noted that he has two siblings who live off Parkway, so he frequently travels along Parkway when visiting them. He described the area as primarily agricultural and residential and expressed concern that changing the zoning on the southern portion of the parcel could alter the character of Parkway. He noted that the surrounding area includes a church, residential neighborhoods, and a newly developed 55+ senior community.

Mayor Lang also noted that many of the homes on the south side of Parkway face directly toward Parkway. She expressed concern that commercial or industrial development would generate significantly more traffic, whereas residential development would be a more compatible use across the street from existing homes. She further stated that the nearby water district site generates very little traffic, the farm located west of the elementary school is a quiet use, the elementary school itself has limited traffic impacts, and the stormwater park is also a quiet area. She indicated that introducing commercial or industrial uses could change the quiet, agricultural character of the area.

Councilmember Huynh stated that he found it somewhat unusual to divide the property evenly between residential and industrial uses.

Chris McClusky explained that C-3 zoning is intended for retail uses and does not permit flex industrial uses. He noted that the project would not include truck docks or semi-truck access from Parkway, and that the Parkway frontage would consist of retail uses such as restaurants and shops. He added that the Development Agreement prohibits truck traffic.

ACTION: ORDINANCE 26-26, AMEND THE GENERAL PLAN TO SHOW A CHANGE OF LAND USE FROM LARGE LOT RESIDENTIAL (2 TO 3 UNITS/ACRE) TO LIGHT MANUFACTURING FOR PROPERTY LOCATED AT 6290 WEST PARKWAY BLVD.
The City Council previously held a public hearing regarding proposed Ordinance 26-26 that would amend the General Plan to Show a Change of Land Use from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing for Property Located at 6290 West Parkway Blvd.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Scott Harmon moved to deny Ordinance 26-26.

Councilmember Cindy Wood seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	No
Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion for denial passes by majority.

ACTION: ORDINANCE 26-27, AMEND THE ZONING MAP TO SHOW A CHANGE OF

ZONE FROM A (AGRICULTURAL, MINIMUM LOT SIZE 1/2 ACRE) AND A-1 (AGRICULTURAL, MINIMUM LOT SIZE 1 ACRE) TO M (MANUFACTURING) AND C-3 (TRANSITIONAL COMMERCIAL) FOR PROPERTY LOCATED AT 6290 WEST PARKWAY BLVD.

The City Council previously held a public hearing regarding proposed Ordinance 26-27 that would amend the Zoning Map to Show a Change of Zone from A (Agricultural, Minimum Lot Size 1/2 Acre) and A-1 (Agricultural, Minimum Lot Size 1 Acre) to M (Manufacturing) and C-3 (Transitional Commercial) for Property Located at 6290 West Parkway Blvd.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Scott Harmon moved to deny Ordinance 26-27.

Councilmember Don Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	No
Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion for denial passes by majority.

ACTION: RESOLUTION 26-62, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DRP FAMILY LIMITED PARTNERSHIP AND CELEBRITY BUILDERS PENSION & PROFIT SHARING PLAN FOR APPROXIMATELY 48.4 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 6290 WEST PARKWAY BLVD.

Mayor Lang discussed proposed Resolution 26-62 that would authorize the City to Enter into a Development Agreement with DRP Family Limited Partnership and Celebrity Builders Pension & Profit Sharing Plan for Approximately 48.4 Acres of Property Located at Approximately 6290 West Parkway Blvd.

Written documentation previously provided to the City Council included information as follows:

> This resolution authorizes a development agreement between the City and DRP Family Limited Partnership and Celebrity Builders Pension & Profit Sharing Plan to establish minimum standards for an industrial development at 6290 W Parkway Blvd.
>
> VanTrust Real Estate has submitted a General Plan/zone change application (GPZ-2-2026) on property at 6290 W Parkway Blvd. to change the General Plan from Large Lot Residential (2 to 3 units/acre) to Light Manufacturing and the zoning from A (Agricultural, minimum lot size ½ acre) and A-1 (Agricultural, minimum lot size 1 acre) to M (Manufacturing) and C-3 (Transitional Commercial). The Planning Commission recommended approval of the application subject to a development agreement.
>
> The development agreement is primarily intended to minimize the impact of the proposed industrial development on the nearby residential uses by:
>
> - directing semi-truck traffic away from Parkway Blvd.;
> - prohibiting heavier industrial uses;
> - increasing the landscaped setback along Parkway Blvd.; and
> - regulating the height, size, and design of the buildings closest to Parkway Blvd.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

> Councilmember Scott Harmon moved to deny Resolution 26-62.
>
> Councilmember Cindy Wood seconded the motion.
>
> A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	No

Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion for denial passes by majority.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION ZT-1-2026, FILED BY WEST VALLEY CITY, REQUESTING A ZONE TEXT CHANGE TO AMEND THE ZONING ORDINANCE TO COMPLY WITH CHANGES MADE TO STATE CODE DURING THE 2026 LEGISLATIVE SESSION**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Application ZT-1-2026, Filed by West Valley City, Requesting a Zone Text Change to Amend the Zoning Ordinance to Comply with Changes Made to State Code During the 2026 Legislative Session.

Written documentation previously provided to the City Council included information as follows:

> Staff is proposing a zoning ordinance amendment to change Sections 7-1-103, 7-2-128, 7-3-106, 7-5-101, 7-6-201, 7-12-105, and 7-7-115.5 and add Section 7-7-107.5 to comply with changes made to State Code during the 2026 legislative session.
>
> During the 2026 legislative session, the Utah Legislature passed Senate Bill 284 that included several provisions affecting municipalities. The table below groups the proposed changes to comply with SB 284 into five topics (new or unlisted uses, removal of Planning Commissioners, zoning amendments, appeals, and detached accessory dwelling units) and matches the topics with the Zoning Ordinance sections and the codified Utah Code sections.
>
> Topic / West Valley City Zoning Ordinance Section / Utah Code Section
>
> 1: New or Unlisted Uses / 7-2-128 (Amended) / 10-20-507
> 2: Removal of Planning Commissioners / 7-3-106 (Amended) / 10-20-301
> 3: Zoning Amendments / 7-5-101 (Amended) / 10-20-1107
> 4: Appeals / 7-12-105 (Amended) / 10-20-1105; 10-20-1106

5: Detached Accessory Dwelling Units / 7-1-103, 7-6-201, and 7-7-115.5 (Amended); 7-7-107.5 (Added) / 10-21-101; 10-21-304
*Section 10-21-304 becomes effective on 10/01/2026.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE 26-28, AMEND SECTIONS 7-1-103, 7-2-128, 7-3-106, 7-5-101, 7-6-201, 7-7-115.5, AND 7-12-105 AND ENACT SECTION 7-7-107.5 OF THE WEST VALLEY CITY MUNICIPAL CODE TO MAKE UPDATES REQUIRED BY STATE LAW

The City Council previously held a public hearing regarding proposed Ordinance 26-28 that would amend Sections 7-1-103, 7-2-128, 7-3-106, 7-5-101, 7-6-201, 7-7-115.5, and 7-12-105 and enact Section 7-7-107.5 of the West Valley City Municipal Code to make updates required by State law.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Don Christensen moved to approve Ordinance 26-28.

Councilmember Scott Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion passes unanimously.

D. **ACCEPT PUBLIC COMMENT REGARDING APPLICATION SA-4-2026, FILED BY JAKE WYCOFF, REQUESTING APPROVAL OF A SUBDIVISION AMENDMENT WITH**

PUBLIC UTILITY EASEMENT VACATION FOR PROPERTY LOCATED AT 2938 SOUTH GLEN EAGLES DRIVE
Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled June 23, 2026 in order for the City Council to hear and consider public comments regarding Application SA-4-2026, Filed by Jake Wycoff, Requesting Approval of a Subdivision Amendment with Public Utility Easement Vacation for Property Located at 2938 South Glen Eagles Drive.

Written documentation previously provided to the City Council included information as follows:

> Jake Wyckoff is requesting approval for the Colt Plaza III Subdivision, Lot 5A, Third Amended. The subdivision will abandon existing public utility easements on Lot 5A of the Colt Plaza III Subdivision, Lot 5 Second Amended & Extended. The subdivision is located at 2938 South Glen Eagles Drive and is zoned C-2 (General Commercial).
>
> The purpose of this application is to amend lot 5A of the existing subdivision, which was recorded in 2015. There is a storage unit project on the property that was finished in 2019. The existing lot has public utility easements that run along most of the north and south property lines. The owner is requesting to amend the subdivision plat to eliminate the easements under the storage unit buildings. The impacted utility companies provided easement release letters.

Mayor Lang opened the Public Hearing. There being no one to speak in favor or opposition, Mayor Lang closed the Public Hearing.

ACTION: ORDINANCE 26-29, APPROVE THE VACATION OF CERTAIN PUBLIC UTILITY EASEMENTS
The City Council previously held a public hearing regarding proposed Ordinance 26-29 that would approve the Vacation of Certain Public Utility Easements.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

> Councilmember Don Christensen moved to approve Ordinance 26-29.

Councilmember Scott Harmon seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion passes unanimously.

CONSENT AGENDA

A. ORDINANCE 26-30: AMEND SECTIONS 16-1-101, 16-2-101, 16-4-101, 16-6-101, 16-12-101, 16-13-101, 16-14-101, 16-15-101, AND 16-16-101 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT CERTAIN INTERNATIONAL BUILDING CODES

Mayor Lang discussed proposed Ordinance 26-30 that would amend Sections 16-1-101, 16-2-101, 16-4-101, 16-6-101, 16-12-101, 16-13-101, 16-14-101, 16-15-101, and 16-16-101 of the West Valley City Municipal Code to adopt certain International Building Codes.

Written documentation previously provided to the City Council included information as follows:

Adoption of the 2024 editions of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code International Mechanical Code International Plumbing Code, International Property Maintenance Code, International Wildland Urban Interface Code.

Every three years revised editions of the building code, which is adopted by the State of Utah as the minimal building standards for all buildings within our State, must be adopted by local municipalities to replace the older building codes that is considered obsolete. The building codes are living documents which are subject to revision at annual code development hearings in a national forum. The results of those hearings are published every three years in revised editions. The effective date of this code edition will be July 1, 2026.

B. RESOLUTION 26-63: ADOPT A WILDLAND URBAN INTERFACE MAP

Mayor Lang discussed proposed Resolution 26-63 that would adopt a Wildland Urban Interface Map.

Written documentation previously provided to the City Council included information as follows:

> An ordinance enacting the West Valley City International Wildland Urban Interface Code Map as part of Chapter 16-16.
>
> During the 2025 Utah Legislative session, House Bill 48 required each jurisdiction in the State of Utah to adopt the 2006 Utah Wildland Urban Interface Code along with a map detailing where this code would be applicable or enforced. The provisions and requirements associated with these areas of the city are only for the enforcement of the specific code requirements and standards as they relate to potential wildland fire, in addition to the other applicable construction codes as currently adopted. Structures currently in the identified zone are not required by this map or code to make changes but any changes made hereafter will be required to comply with the current Wildland Urban Interface Code.

C. RESOLUTION 26-64: APPROVE AN INTERLOCAL AGREEMENT TO PARTICIPATE IN A CONSORTIUM TO RECEIVE HOME INVESTMENT PARTNERSHIP FUNDS

Mayor Lang discussed proposed Resolution 26-64 that would approve an Interlocal Agreement to Participate in a Consortium to Receive Home Investment Partnership Funds.

Written documentation previously provided to the City Council included information as follows:

> West Valley City is part of a county wide consortium of cities that receive Housing and Urban Development (HUD) HOME Investment Partnerships (HOME) funds through Salt Lake County. To participate in the Salt Lake County HOME Consortium and receive this funding we must have an interlocal agreement in place with Salt Lake County. The agreement is effective from October 1, 2026, until September 30, 2029.
>
> West Valley City has been a member of the Salt Lake HOME Consortium for over 20 years. Salt Lake County is the lead for the HOME Partnership Funds and assumes all the administration costs for the program. The HOME Partnership Funds that West Valley City received are passed through Salt Lake County. We receive yearly

funds and enter into an agreement with Salt Lake County to spend the funding. We invoice Salt Lake County for reimbursement of eligible expenses.

D. RESOLUTION 26-65: AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH ARCSITIO DESIGN, INC.

Mayor Lang discussed proposed Resolution 26-65 that would authorize the execution of a Professional Services Agreement with ArcSitio Design, Inc.

Written documentation previously provided to the City Council included information as follows:

Approve contract for Arcsitio Design to redesign the scoreboard tower building at City Park.

Arcistio bid $52,770 for the project, $25,000 of which will be covered through a Salt Lake County TRCC grant. The remaining balance will be paid through the Parks and Recreation departmental budget. The design will use the existing foundation and address the needs of the baseball and football teams who use it.

The scoreboard tower building houses equipment, concessions, and supplies for youth baseball and softball leagues who play at City Park and surrounding areas. The building is very old. It leaks and needs several upgrades to be useful.

E. RESOLUTION 26-66: AUTHORIZE THE CITY TO ENTER INTO AGREEMENTS WITH SELECTHEALTH AND EMI DENTAL FOR HEALTH AND DENTAL INSURANCE COVERAGE

Mayor Lang discussed proposed Resolution 26-66 that would authorize the City to enter into agreements with SelectHealth and EMI Dental for Health and Dental Insurance Coverage.

Written documentation previously provided to the City Council included information as follows:

Approval of this item will authorize renewal of the Select Health and EMI policy documents for the upcoming plan year. This is a policy renewal request only and is not a request for additional funding.

West Valley City must renew the Select Health and EMI policy documents associated with its employee medical and dental benefits program for the 2026–

2027 plan year to maintain uninterrupted coverage, administration, and related insurance protections effective July 1, 2026.

The Select Health renewal proposal dated May 28, 2026, sets out the administrative services arrangement, fixed cost structure, and supporting terms for the period 07/01/26 through 06/30/27. The EMI Dental Renewal letter has no changes from our current rates to the new renewal rates. Renewal of both the Select Health and EMI documents is necessary to continue the City's employee medical and dental benefit program and related coverage arrangements for the new plan year.

F. RESOLUTION 26-67: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM ANGEL JOSE LOPEZ CASADIEGOS FOR PROPERTY LOCATED AT 6987 WEST 3500 SOUTH

Mayor Lang discussed authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement with and from Angel Jose Lopez Casadiegos for property located at 6987 West 3500 South.

Written documentation previously provided to the City Council included information as follows:

Angel Jose Lopez Casadiegos has signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6987 West 3500 South (14-34-126-006).

The Angel Jose Lopez Casadiegos property located at 6987 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.

The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the Temporary Construction Easement and improvements in the amount of $1,000.00 was negotiated based upon an appraisal report prepared by the Fortis Group, LLC.

G. RESOLUTION 26-68: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND QUITCLAIM DEED WITH AND FROM JOSEPH A. PINELLE FOR PROPERTY LOCATED AT 6965 WEST 3500 SOUTH

Mayor Lang discussed authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement and Quitclaim Deed with and from Joseph A. Pinelle for property located at 6965 West 3500 South.

Written documentation previously provided to the City Council included information as follows:

> Joseph A. Pinelle has signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6965 West 3500 South (14-34-126-007). As the existing deed description for the Pinelle property extends into the existing 3500 South right-of-way, Mr. Pinelle has also signed a Quit Claim Deed to clean up his description and remove that portion from his property description.
>
> The Joseph A. Pinelle property located at 6965 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.
>
> The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the Temporary Construction Easement and improvements in the amount of $500.00 was based upon values of similar existing properties in the area.

H. 26-69: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM JERRY AND TAMARA WHITLOCK FOR PROPERTY LOCATED AT 6997 WEST 3500 SOUTH

Mayor Lang discussed authorization of an Easement Purchase Agreement and acceptance of a Temporary Construction Easement with and from Jerry and Tamara Whitlock for property located at 6997 West 3500 South.

Written documentation previously provided to the City Council included information as follows:

> Jerry N. Whitlock and Tamara N. Whitlock have signed an Easement Purchase Agreement and a Temporary Construction Easement in favor of West Valley City for property located at 6997 West 3500 South (14-34-126-025).
>
> The Jerry N. Whitlock and Tamara N. Whitlock property located at 6997 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist.
>
> The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owners. Compensation for the Temporary Construction Easement and improvements in the amount of $700.00 was based upon the value of similar properties in the area.

I. RESOLUTION 26-70: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF MARTELL WINTERS TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2026 TO JUNE 30, 2030

Mayor Lang discussed the reappointment of Martell Winters to the West Valley Planning Commission.

Written documentation previously provided to the City Council included information as follows:

> The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.
>
> Martell Winters has been recommended for reappointment as a member of the Planning Commission. He has been serving as a member of the Planning Commission since January 12, 2016. Martell Winter’s term will run from July 1, 2026 to June 30, 2030.
>
> Martell Winters has been a resident of West Valley City for 28 years. He currently works as a senior scientist for Nelson Laboratories. We believe Martell Winters will continue to be a valuable asset to the City in serving on the Planning Commission.

J. RESOLUTION 26-71: RATIFY THE CITY MANAGER'S APPOINTMENT OF ADRIANA RAMIREZ TO THE WEST VALLEY PLANNING COMMISSION FOR A TERM FROM JULY 1, 2026 TO JUNE 30, 2030

Mayor Lang discussed the appointment of Adriana Ramirez to the West Valley Planning Commission.

Written documentation previously provided to the City Council included information as follows:

> The Planning Commission is composed of seven members and one alternate member appointed and reappointed by the City Manager with the advice and consent of the City Council.
>
> The Planning Commission has a vacancy at the present time and Adriana Ramirez has been recommended for appointment to fill this vacancy as a member of the Planning Commission. Her term will run from July 1, 2026, to June 30, 2030.
>
> Adriana was born in Salt Lake City and moved to West Valley City at the age of 6. She grew up near Woodledge Park, attended Hunter Elementary, went to Judge Memorial and later to Hunter High School. She lives in West Valley with her husband and two daughters and their dog Dior. She is a part-time real estate agent and also starting her career in cybersecurity.
>
> She is proud to bring the Hispanic perspective to the Planning Commission and looks forward to contributing to the growth of the City. In her free time she enjoys iced coffee, listening to crime podcasts and spending time with family.

K. RESOLUTION 26-72: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF JUSTIN TURCSANSKI AND MATT MACPHERSON TO THE PROFESSIONAL STANDARDS REVIEW BOARD FOR A TERM COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2028

Mayor Lang discussed the reappointment of Justin Turcsanski and Matt MacPherson to the Professional Standards Review Board.

Written documentation previously provided to the City Council included information as follows:

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen's perspective and makes various recommendations to the Police Chief regarding these incidents.

Justin Turcsanski and Matt MacPherson have been recommended for reappointment as members of the Professional Standards Review Board. Their two-year term will commence on July 1, 2026 and end on June 30, 2028.

L. RESOLUTION 26-73: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF LISA RENE JONES, JIM VESOCK, AND CRAIG THOMAS TO THE CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2030

Mayor Lang discussed the reappointment of Lisa Rene Jones, Jim Vesock, and Craig Thomas to the Clean and Beautiful Committee.

Written documentation previously provided to the City Council included information as follows:

The purpose of the West Valley City Clean and Beautiful Committee is to promote the public interest in the general improvement of the appearance of West Valley City; to initiate, plan, direct, and coordinate programs for the promotion of community pride and general beautification and improvement of the physical quality of life in West Valley City.

Lisa Rene Jones, Jim Vesock, and Craig Thomas have been recommended for reappointment as members of the Clean and Beautiful Committee. Their four-year term will commence on July 1, 2026 and end on June 30, 2030.

M. RESOLUTION 26-74: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF LISA RENE JONES AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027

Mayor Lang discussed the reappointment of Lisa Rene Jones as Chair of the Clean and Beautiful Committee.

Written documentation previously provided to the City Council included information as follows:

The purpose of the West Valley City Clean and Beautiful Committee is to promote the public interest in the general improvement of the appearance of West Valley City; to initiate, plan, direct, and coordinate programs for the promotion of community pride and general beautification and improvement of the physical quality of life in West Valley City.

Lisa Rene Jones has been recommended for reappointment as Chair of the Clean and Beautiful Committee. This one-year term will commence on July 1, 2026 and end on June 30, 2027.

N. RESOLUTION 26-75: RATIFY THE CITY MANAGER'S REAPPOINTMENT OF ABIGAIL DIZON-MAUGHAN AS CHAIR OF THE PROFESSIONAL STANDARDS REVIEW BOARD

Mayor Lang discussed the reappointment of Abigail Dizon-Maughan as Chair of the Professional Standards Review Board.

Written documentation previously provided to the City Council included information as follows:

The Professional Standards Review Board reviews all allegations of police misconduct from a citizen’s perspective and makes various recommendations to the Police Chief regarding these incidents.

Abigail Dizon-Maughan has been recommended for reappointment as Chair of the Professional Standards Review Board. This two-year term will commence on July 1, 2026 and end on June 30, 2028.

O. RESOLUTION 26-76: RATIFY THE APPOINTMENT OF MIKE CHESNUT TO THE AUDIT REVIEW COMMITTEE

Mayor Lang discussed the appointment of Mike Chesnut to the Audit Review Committee.

Written documentation previously provided to the City Council included information as follows:

The Audit Review Committee consists of five members who serve for a term of three years. The Committee is comprised of the City Manager, two members of the City Council, one appointed citizen and a finance director from another community.

Mike Chesnut has been recommended for appointment as a member of the Audit Review Committee. His three-year term will commence on July 14, 2026 and end on June 30, 2029.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Tom Huynh moved to approve all items on the Consent Agenda.

Councilmember Don Christensen seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion passes unanimously.

NEW BUSINESS

A. **RESOLUTION 26-83: AUTHORIZE THE EXECUTION OF THE SECOND AMENDMENT TO THE PARKING STRUCTURE MANAGEMENT AND USE AGREEMENT**

Mayor Lang discussed Resolution 26-84 that would authorize the Execution of the Second Amendment to the Parking Structure Management and Use Agreement.

Written documentation previously provided to the City Council included information as follows:

This amendment extends the term of the Parking Structure Management and Use Agreement. The amendment provides that maintenance costs will be shared pro rata by users of the parking structure upon expiration of the original term. The amendment also makes technical changes to add West Valley Land Holdings, LLC as a party to the agreement and to include that entity in the relevant calculations.

Upon inquiry by Mayor Lang there were no further questions from members of the City Council, and she called for a motion.

Councilmember Don Christensen moved to approve Resolution 26-83.

Councilmember Tom Huynh seconded the motion.

A roll call vote was taken:

Councilmember Wood	Yes
Councilmember Whetstone	Absent
Councilmember Harmon	Yes
Councilmember Huynh	Yes
Councilmember Christensen	Yes
Councilmember Nordfelt	Absent
Mayor Lang	Yes

Motion passes unanimously.

MOTION TO ADJOURN
Upon motion by Councilmember Tom Huynh all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL, THE REGULAR MEETING ON TUESDAY JUNE 23, 2026 WAS ADJOURNED AT 7:11 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, June 23, 2026.

Tera Smith

Tera Smith
Deputy City Recorder